

HOUSING NOW TABLES

Halifax CMA

Date Released: September 2018

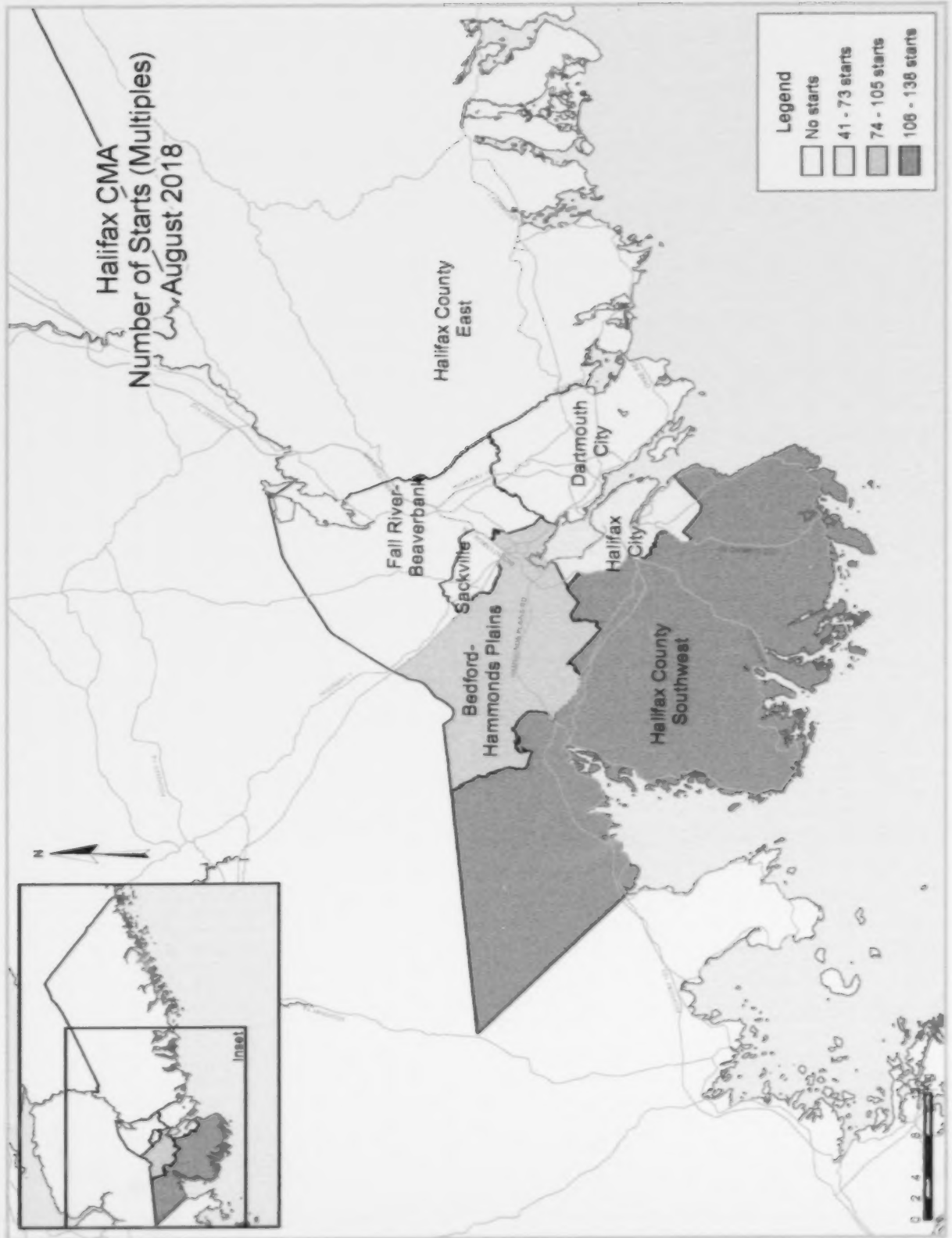


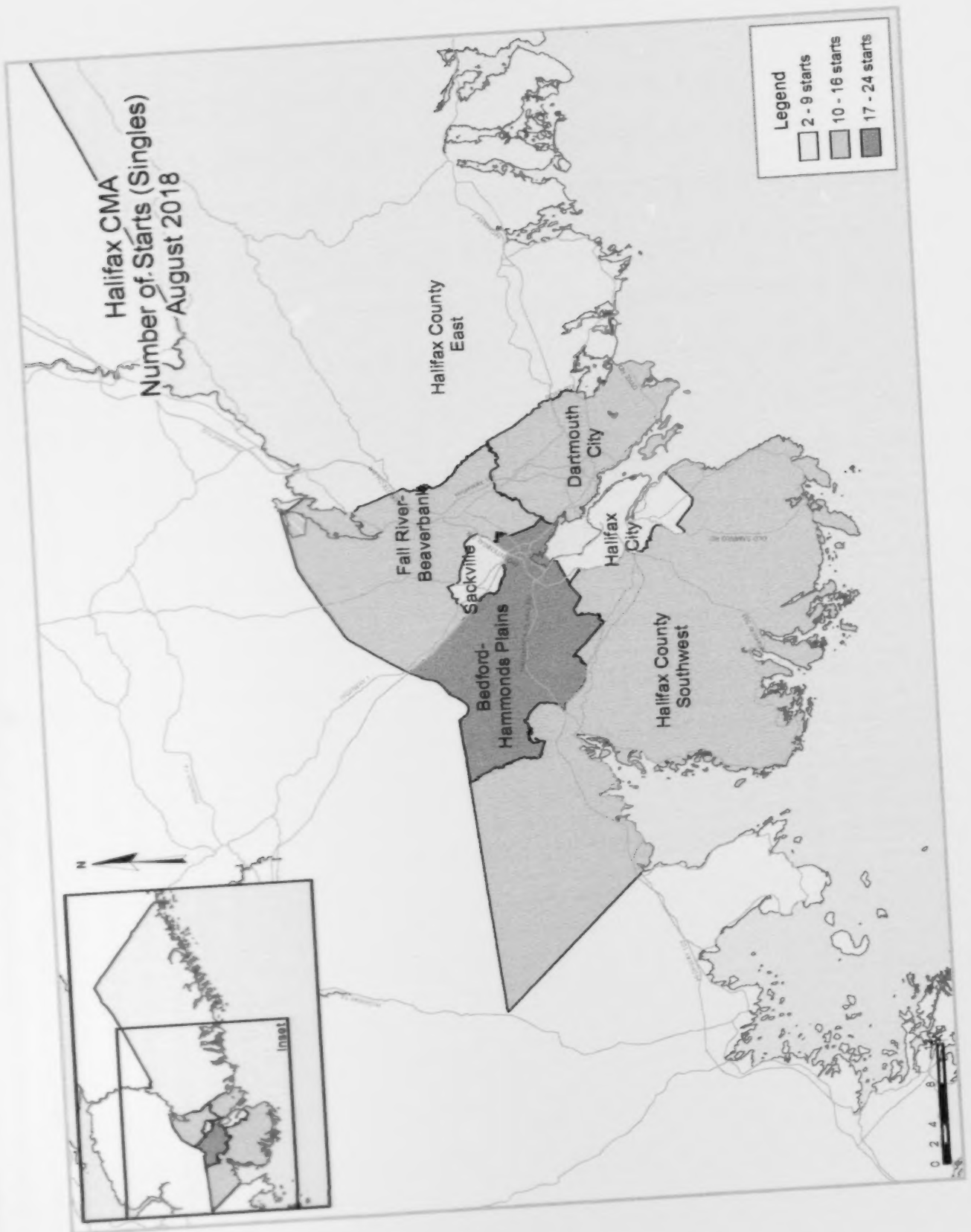
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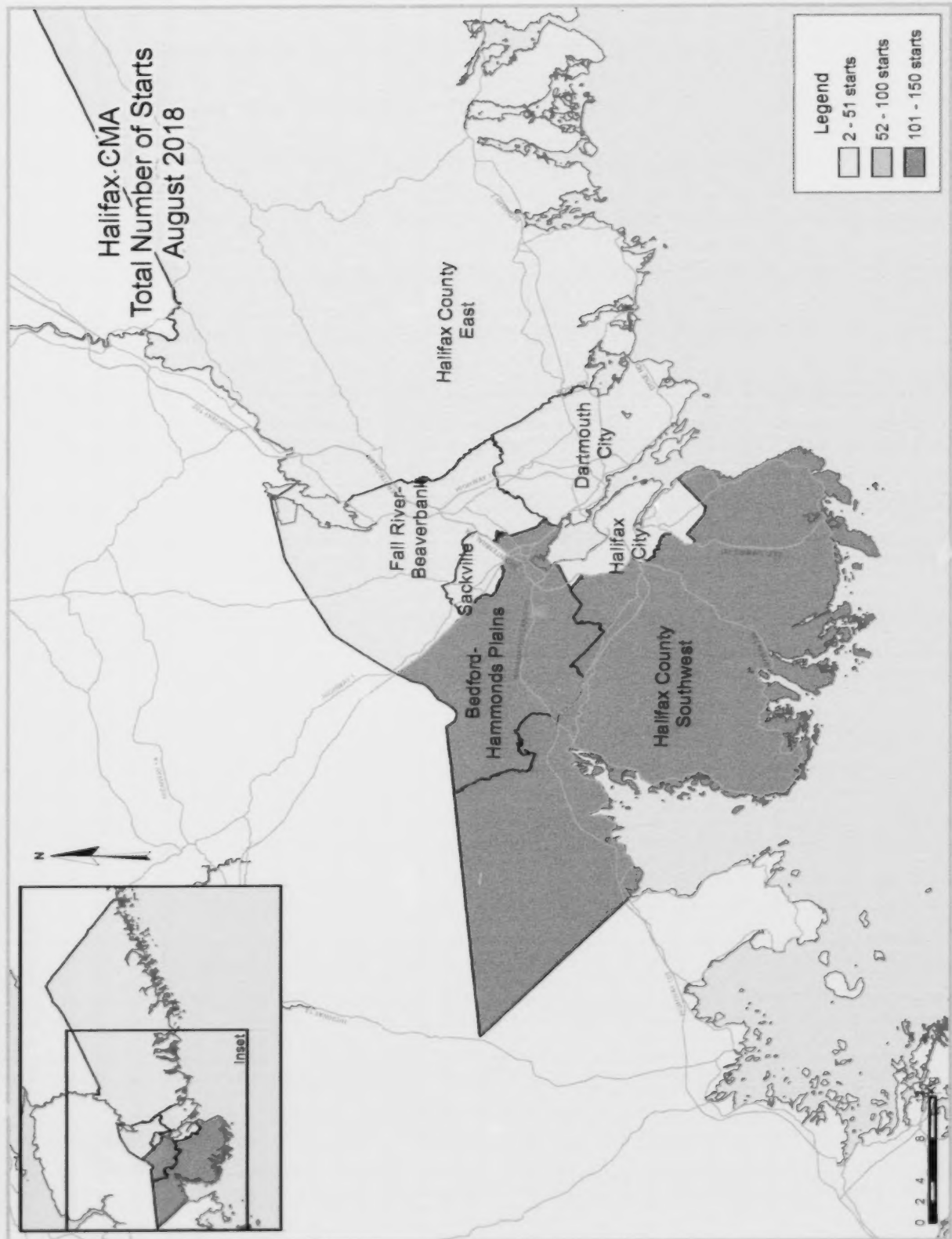
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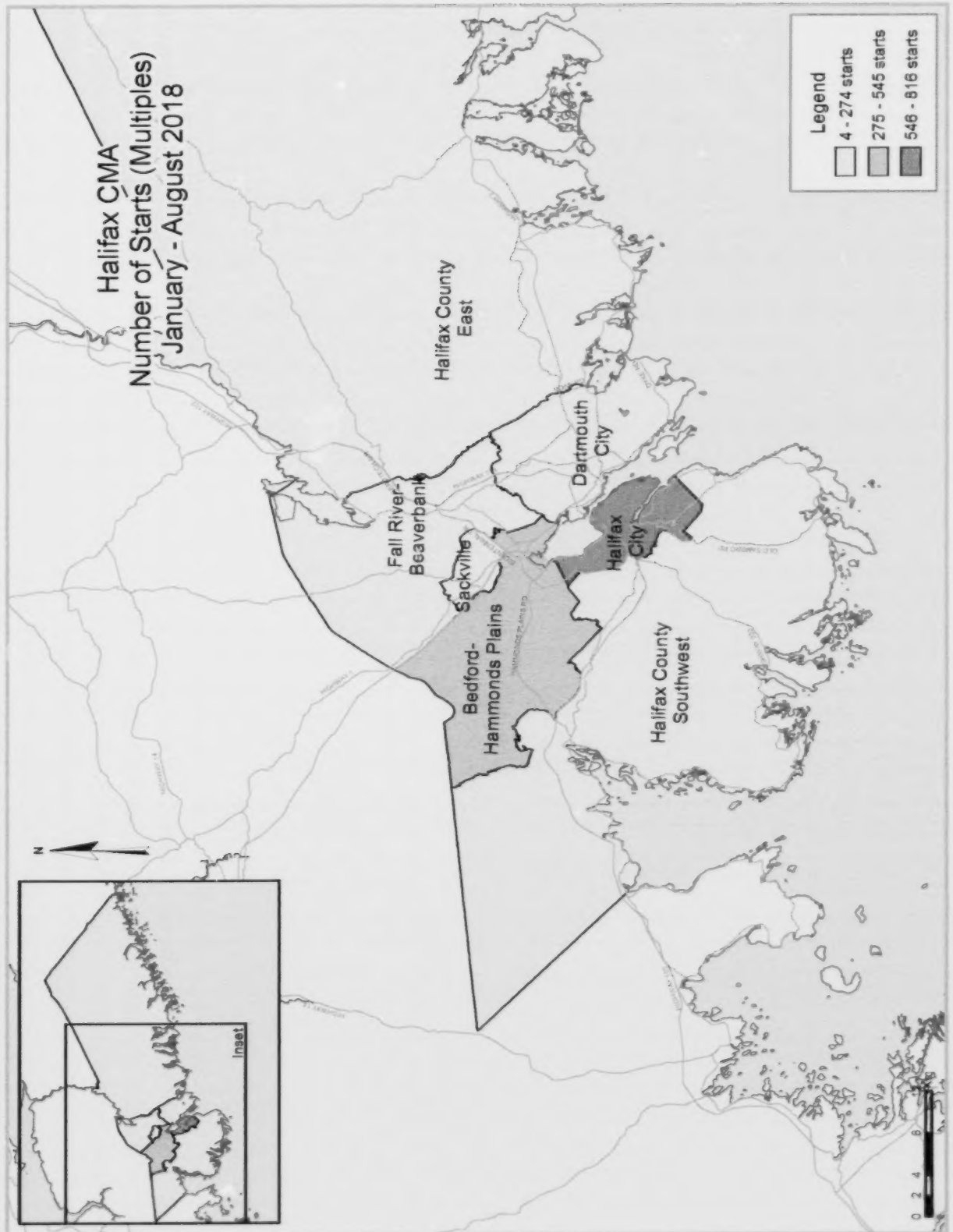
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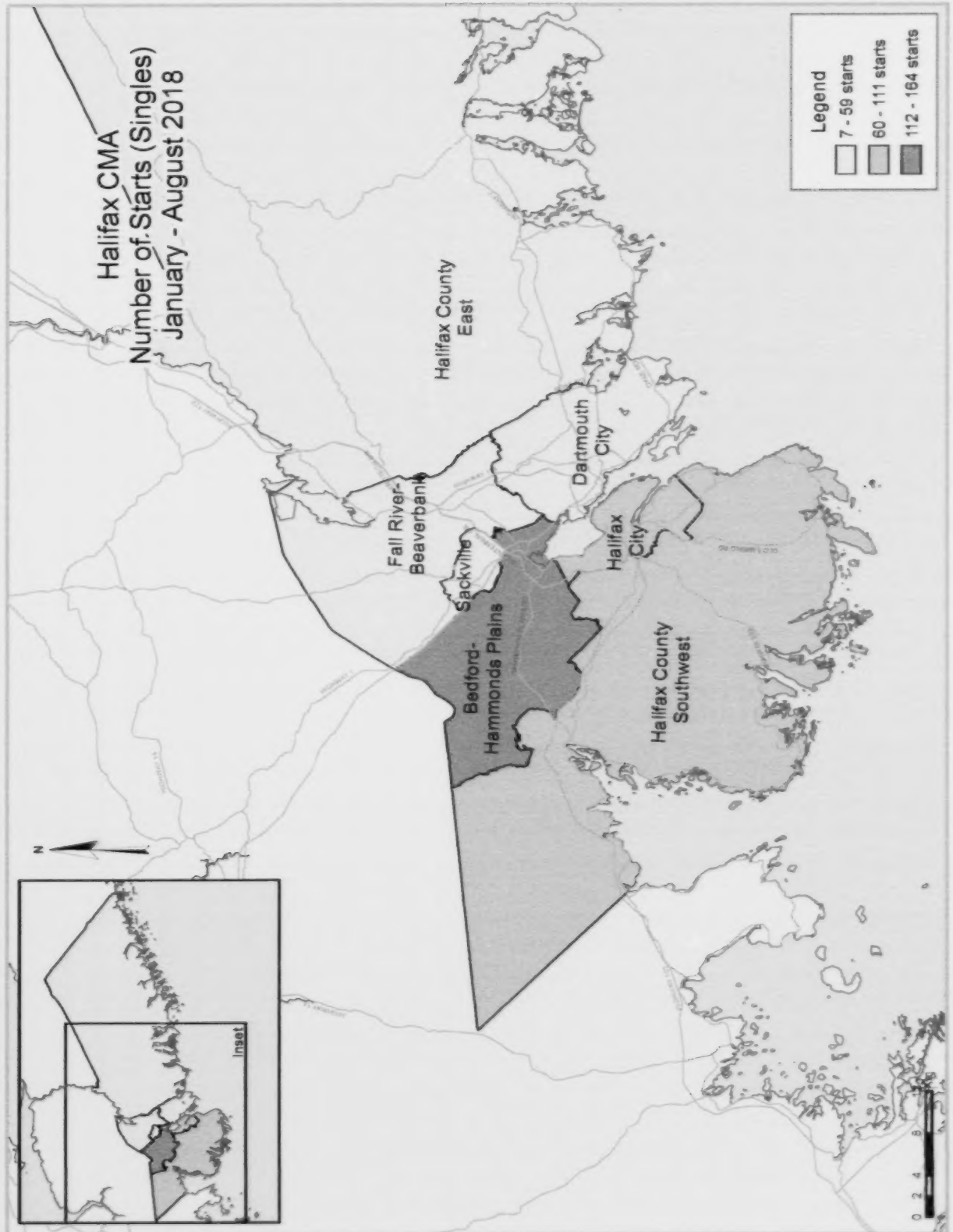
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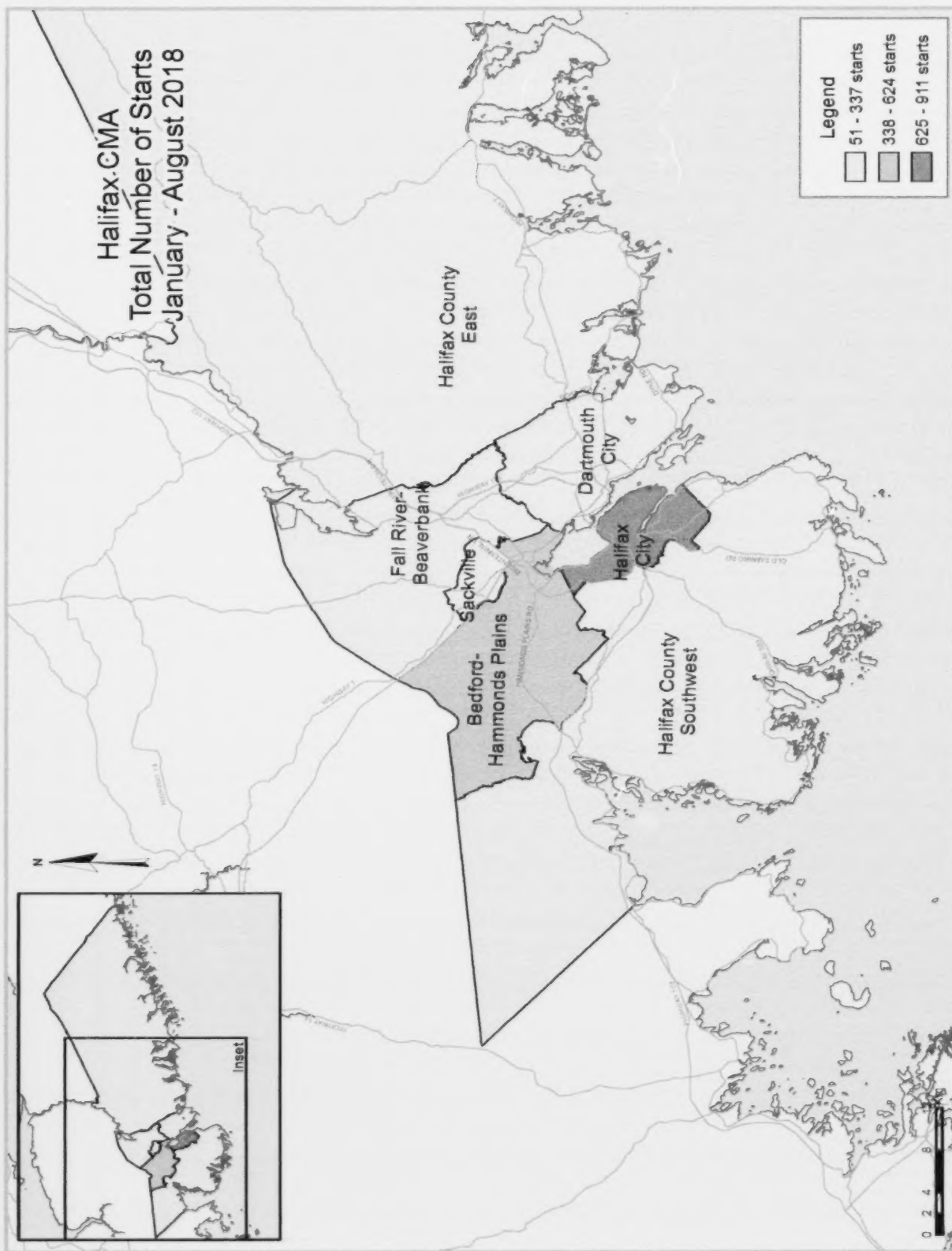












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- I.3 History of Housing Activity (once a year)
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SYMBOLS

- n/a Not applicable
- * Totals may not add up due to co-operatives and unknown market types
- ** Percent change > 200%
- Nil
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend)**August 2018**

Halifax CMA¹	July 2018	August 2018
Trend ²	2,822	3,090
SAAR	4,643	4,018
	August 2017	August 2018
Actual		
August - Single-Detached	74	75
August - Multiples	132	267
August - Total	206	342
January to August - Single-Detached	446	468
January to August - Multiples	1,327	1,421
January to August - Total	1,773	1,889

Source: CMHC

¹ Census Metropolitan Area² The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request.

Table 1.1: Housing Activity Summary of Halifax CMA

August 2018

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
August 2018	72	10	0	0	0	0	3	257	342
August 2017	72	8	0	0	0	0	2	124	206
% Change	0.0	25.0	n/a	n/a	n/a	n/a	50.0	107.3	66.0
Year-to-date 2018	431	82	61	5	0	77	44	1,189	1,889
Year-to-date 2017	421	62	49	0	0	134	32	1,075	1,773
% Change	2.4	32.3	24.5	n/a	n/a	-42.5	37.5	10.6	6.5
UNDER CONSTRUCTION									
August 2018	481	90	67	7	0	481	23	3,395	4,544
August 2017	460	80	69	0	0	541	11	2,899	4,072
% Change	4.6	12.5	-2.9	n/a	n/a	-11.1	109.1	17.1	11.6
COMPLETIONS									
August 2018	69	12	11	0	0	0	5	0	97
August 2017	44	56	10	0	0	0	10	226	346
% Change	56.8	-78.6	10.0	n/a	n/a	n/a	-50.0	-100.0	-72.0
Year-to-date 2018	474	82	22	0	0	0	57	869	1,504
Year-to-date 2017	336	120	49	1	16	71	70	828	1,491
% Change	41.1	-31.7	-55.1	-100.0	-100.0	-100.0	-18.6	5.0	0.9
COMPLETED & NOT ABSORBED									
August 2018	100	21	11	1	0	63	n/a	n/a	196
August 2017	68	64	23	1	0	73	n/a	n/a	229
% Change	47.1	-67.2	-52.2	0.0	n/a	-13.7	n/a	n/a	-14.4
ABSORBED									
August 2018	65	9	11	1	0	1	n/a	n/a	87
August 2017	43	14	1	0	0	0	n/a	n/a	58
% Change	51.2	-35.7	**	n/a	n/a	n/a	n/a	n/a	50.0
Year-to-date 2018	463	109	31	2	0	8	n/a	n/a	613
Year-to-date 2017	334	64	42	0	16	49	n/a	n/a	505
% Change	38.6	70.3	-26.2	n/a	-100.0	-83.7	n/a	n/a	21.4

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2018

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Halifax City									
August 2018	9	8	0	0	0	0	0	33	50
August 2017	23	4	0	0	0	0	0	48	75
Dartmouth City									
August 2018	14	0	0	0	0	0	0	0	14
August 2017	8	0	0	0	0	0	0	25	33
Bedford-Hammonds Plains									
August 2018	23	0	0	0	0	0	1	88	112
August 2017	16	2	0	0	0	0	1	0	19
Sackville									
August 2018	2	0	0	0	0	0	0	0	2
August 2017	0	2	0	0	0	0	1	51	54
Fall River - Beaverbank									
August 2018	11	0	0	0	0	0	0	0	11
August 2017	9	0	0	0	0	0	0	0	9
Halifax County East									
August 2018	3	0	0	0	0	0	0	0	3
August 2017	6	0	0	0	0	0	0	0	6
Halifax County Southwest									
August 2018	10	2	0	0	0	0	2	136	150
August 2017	10	0	0	0	0	0	0	0	10
Halifax CMA									
August 2018	72	10	0	0	0	0	3	257	342
August 2017	72	8	0	0	0	0	2	124	206

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Halifax City									
August 2018	129	50	20	0	0	431	4	2,515	3,149
August 2017	145	18	27	0	0	491	0	2,343	3,024
Dartmouth City									
August 2018	45	4	0	0	0	50	0	42	141
August 2017	28	22	4	0	0	50	0	91	195
Bedford-Hammonds Plains									
August 2018	146	10	37	6	0	0	5	615	819
August 2017	113	8	21	0	0	0	7	279	428
Sackville									
August 2018	3	16	0	0	0	0	12	75	106
August 2017	17	22	6	0	0	0	4	186	235
Fall River - Beaverbank									
August 2018	43	2	0	0	0	0	1	0	46
August 2017	45	6	0	0	0	0	0	0	51
Halifax County East									
August 2018	37	6	3	0	0	0	0	12	58
August 2017	50	0	11	0	0	0	0	0	73
Halifax County Southwest									
August 2018	78	2	7	1	0	0	1	136	225
August 2017	62	4	0	0	0	0	0	0	66
Halifax CMA									
August 2018	481	90	67	7	0	481	23	3,395	4,544
August 2017	460	80	69	0	0	541	11	2,899	4,072

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Halifax City									
August 2018	15	2	11	0	0	0	2	0	30
August 2017	12	42	0	0	0	0	0	162	216
Dartmouth City									
August 2018	1	2	0	0	0	0	0	0	3
August 2017	2	10	0	0	0	0	0	0	12
Bedford-Hammonds Plains									
August 2018	30	2	0	0	0	0	1	0	33
August 2017	14	2	5	0	0	0	6	0	27
Sackville									
August 2018	0	2	0	0	0	0	0	0	2
August 2017	0	2	0	0	0	0	1	64	67
Fall River - Beaverbank									
August 2018	8	2	0	0	0	0	0	0	10
August 2017	4	0	0	0	0	0	3	0	7
Halifax County East									
August 2018	6	0	0	0	0	0	0	0	6
August 2017	3	0	0	0	0	0	0	0	3
Halifax County Southwest									
August 2018	9	2	0	0	0	0	2	0	13
August 2017	9	0	5	0	0	0	0	0	14
Halifax CMA									
August 2018	69	12	11	0	0	0	5	0	97
August 2017	44	56	10	0	0	0	10	226	346

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket**August 2018**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETED & NOT ABSORBED									
Halifax City									
August 2018	32	8	4	0	0	0	n/a	n/a	44
August 2017	18	39	9	0	0	0	n/a	n/a	66
Dartmouth City									
August 2018	7	7	4	0	0	63	n/a	n/a	81
August 2017	8	23	1	0	0	71	n/a	n/a	103
Bedford-Hammonds Plains									
August 2018	35	2	3	1	0	0	n/a	n/a	41
August 2017	19	2	8	0	0	0	n/a	n/a	29
Sackville									
August 2018	2	2	0	0	0	0	n/a	n/a	4
August 2017	1	0	0	0	0	2	n/a	n/a	3
Fall River - Beaverbank									
August 2018	9	2	0	0	0	0	n/a	n/a	11
August 2017	6	0	0	0	0	0	n/a	n/a	6
Halifax County East									
August 2018	7	0	0	0	0	0	n/a	n/a	7
August 2017	5	0	0	0	0	0	n/a	n/a	5
Halifax County Southwest									
August 2018	8	0	0	0	0	0	n/a	n/a	8
August 2017	11	0	5	1	0	0	n/a	n/a	17
Halifax CMA									
August 2018	100	21	11	1	0	63	n/a	n/a	196
August 2017	68	64	23	1	0	73	n/a	n/a	229

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2018

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
ABSORBED									
Halifax City									
August 2018	17	3	10	0	0	0	n/a	n/a	30
August 2017	10	9	0	0	0	0	n/a	n/a	19
Dartmouth City									
August 2018	4	1	0	0	0	1	n/a	n/a	6
August 2017	0	2	0	0	0	0	n/a	n/a	2
Bedford-Hammonds Plains									
August 2018	26	0	1	1	0	0	n/a	n/a	28
August 2017	14	1	1	0	0	0	n/a	n/a	16
Sackville									
August 2018	0	3	0	0	0	0	n/a	n/a	3
August 2017	1	2	0	0	0	0	n/a	n/a	3
Fall River - Beaverbank									
August 2018	5	0	0	0	0	0	n/a	n/a	5
August 2017	4	0	0	0	0	0	n/a	n/a	4
Halifax County East									
August 2018	4	0	0	0	0	0	n/a	n/a	4
August 2017	4	0	0	0	0	0	n/a	n/a	4
Halifax County Southwest									
August 2018	9	2	0	0	0	0	n/a	n/a	11
August 2017	10	0	0	0	0	0	n/a	n/a	10
Halifax CMA									
August 2018	65	9	11	1	0	1	n/a	n/a	87
August 2017	43	14	1	0	0	0	n/a	n/a	58

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Halifax CMA
2008 - 2017

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
2017	699	112	58	0	0	134	57	1,692	2,752
% Change	37.1	-24.3	-37.6	-100.0	n/a	-54.6	-37.4	45.0	19.4
2016	510	148	93	1	0	295	91	1,167	2,305
% Change	29.4	111.4	36.8	-66.7	-100.0	-22.0	59.6	-21.4	-11.3
2015	394	70	68	3	2	378	57	1,484	2,599
% Change	-18.8	0.0	-31.3	n/a	n/a	127.7	67.6	73.8	47.9
2014	485	70	99	0	0	166	34	854	1,757
% Change	-27.6	-41.7	-39.3	n/a	n/a	130.6	183.3	-39.1	-28.0
2013	670	120	163	0	0	72	12	1,402	2,439
% Change	-32.3	-35.5	41.7	-100.0	-100.0	-55.3	71.4	9.9	-11.4
2012	989	186	115	2	18	161	7	1,276	2,754
% Change	10.6	9.4	-21.2	n/a	50.0	2.5	-30.0	-18.5	-6.8
2011	894	170	146	0	12	157	10	1,565	2,954
% Change	-14.0	9.0	-2.7	n/a	n/a	60.2	150.0	66.0	23.6
2010	1,039	156	150	0	0	98	4	943	2,390
% Change	18.9	32.2	19.0	n/a	-100.0	22.5	**	81.7	37.9
2009	874	118	126	0	15	80	1	519	1,733
% Change	-25.7	9.3	-16.6	n/a	36.4	-45.2	-90.0	5.3	-17.3
2008	1,177	108	151	0	11	146	10	493	2,096

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type**August 2018**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2018	Aug 2017	Aug 2018	Aug 2017	Aug 2018	Aug 2017	Aug 2018	Aug 2017	Aug 2018	Aug 2017	% Change
Halifax City	9	23	8	4	0	0	33	48	50	75	-33.3
Dartmouth City	14	8	0	0	0	0	0	25	14	33	-57.6
Bedford-Hammonds Plains	24	17	0	2	0	0	88	0	112	19	586
Sackville	2	1	0	2	0	0	0	51	2	54	-96.3
Fall River - Beaverbank	11	9	0	0	0	0	0	0	11	9	22.2
Halifax County East	3	6	0	0	0	0	0	0	3	6	-50.0
Halifax County Southwest	12	10	2	0	0	0	136	0	150	10	34%
Halifax CMA	75	74	10	8	0	0	257	124	342	206	66.0

Table 2.1: Starts by Submarket and by Dwelling Type**January - August 2018**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Halifax City	95	133	46	14	20	18	750	993	911	1,158	-21.3
Dartmouth City	37	28	0	14	0	0	17	81	54	123	-56.1
Bedford-Hammonds Plains	164	117	10	8	35	21	339	84	548	230	138.3
Sackville	7	20	14	14	8	9	24	51	53	94	-43.6
Fall River - Beaverbank	47	47	4	8	0	0	0	0	51	55	-7.3
Halifax County East	42	43	6	0	3	8	0	0	51	51	0.0
Halifax County Southwest	76	58	2	4	7	0	136	0	221	62	258%
Halifax CMA	468	446	82	62	73	56	1,266	1,209	1,889	1,773	6.5

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
August 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2018	Aug 2017	Aug 2018	Aug 2017	Aug 2018	Aug 2017	Aug 2018	Aug 2017
Halifax City	0	0	0	0	0	0	33	48
Dartmouth City	0	0	0	0	0	0	0	25
Bedford-Hammonds Plains	0	0	0	0	0	0	88	0
Sackville	0	0	0	0	0	0	0	51
Fall River - Beaverbank	0	0	0	0	0	0	0	0
Halifax County East	0	0	0	0	0	0	0	0
Halifax County Southwest	0	0	0	0	0	0	136	0
Halifax CMA	0	0	0	0	0	0	257	124

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - August 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Halifax City	20	18	0	0	77	84	673	909
Dartmouth City	0	0	0	0	0	50	17	31
Bedford-Hammonds Plains	31	17	4	4	0	0	339	84
Sackville	0	6	8	3	0	0	24	51
Fall River - Beaverbank	0	0	0	0	0	0	0	0
Halifax County East	3	8	0	0	0	0	0	0
Halifax County Southwest	7	0	0	0	0	0	136	0
Halifax CMA	61	49	12	7	77	134	1,189	1,075

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market**August 2018**

Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2018	Aug 2017	Aug 2018	Aug 2017	Aug 2018	Aug 2017	Aug 2018	Aug 2017
Halifax City	17	27	0	0	33	48	50	75
Dartmouth City	14	8	0	0	0	25	14	33
Bedford-Hammonds Plains	23	18	0	0	89	1	112	19
Sackville	2	2	0	0	0	52	2	54
Fall River - Beaverbank	11	9	0	0	0	0	11	9
Halifax County East	3	6	0	0	0	0	3	6
Halifax County Southwest	12	10	0	0	138	0	150	10
Halifax CMA	82	80	0	0	260	126	342	206

Table 2.5: Starts by Submarket and by Intended Market**January - August 2018**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Halifax City	161	165	77	84	673	909	911	1,158
Dartmouth City	36	37	0	50	18	36	54	123
Bedford-Hammonds Plains	182	132	4	0	362	98	548	230
Sackville	17	36	0	0	36	58	53	94
Fall River - Beaverbank	49	51	0	0	2	4	51	55
Halifax County East	50	51	0	0	1	0	51	51
Halifax County Southwest	79	60	1	0	141	2	221	62
Halifax CMA	574	532	82	134	1,233	1,107	1,889	1,773

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type**August 2018**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2018	Aug 2017	Aug 2018	Aug 2017	Aug 2018	Aug 2017	Aug 2018	Aug 2017	Aug 2018	Aug 2017	% Change
Halifax City	15	12	4	42	11	0	0	162	30	216	-86.1
Dartmouth City	1	2	2	10	0	0	0	0	3	12	-75.0
Bedford-Hammonds Plains	31	16	2	2	0	9	0	0	33	27	22.2
Sackville	0	1	2	2	0	0	0	64	2	67	-97.0
Fall River - Beaverbank	8	4	2	0	0	3	0	0	10	7	42.9
Halifax County East	6	3	0	0	0	0	0	0	6	3	100.0
Halifax County Southwest	11	9	2	0	0	5	0	0	13	14	-7.1
Halifax CMA	72	47	14	56	11	17	0	226	97	346	-72.0

Table 3.1: Completions by Submarket and by Dwelling Type**January - August 2018**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Halifax City	107	63	32	66	16	26	799	675	954	830	14.9
Dartmouth City	27	22	10	30	0	19	6	71	43	142	-69.7
Bedford-Hammonds Plains	163	118	4	8	6	32	64	89	237	247	-4.0
Sackville	10	9	30	4	9	3	0	64	49	80	-38.8
Fall River - Beaverbank	45	36	2	10	0	15	0	0	47	61	-23.0
Halifax County East	79	44	4	4	8	6	0	0	91	54	68.5
Halifax County Southwest	75	70	8	2	0	5	0	0	83	77	7.8
Halifax CMA	506	362	90	124	39	106	869	899	1,504	1,491	0.9

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
August 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2018	Aug 2017	Aug 2018	Aug 2017	Aug 2018	Aug 2017	Aug 2018	Aug 2017
Halifax City	11	0	0	0	0	0	0	162
Dartmouth City	0	0	0	0	0	0	0	0
Bedford-Hammonds Plains	0	5	0	4	0	0	0	0
Sackville	0	0	0	0	0	0	0	64
Fall River - Beaverbank	0	0	0	3	0	0	0	0
Halifax County East	0	0	0	0	0	0	0	0
Halifax County Southwest	0	5	0	0	0	0	0	0
Halifax CMA	11	10	0	7	0	0	0	226

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - August 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Halifax City	16	14	0	12	0	0	799	675
Dartmouth City	0	19	0	0	0	71	6	0
Bedford-Hammonds Plains	6	24	0	8	0	0	64	89
Sackville	0	3	9	0	0	0	0	64
Fall River - Beaverbank	0	0	0	15	0	0	0	0
Halifax County East	0	0	8	6	0	0	0	0
Halifax County Southwest	0	5	0	0	0	0	0	0
Halifax CMA	22	65	17	41	0	71	869	828

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
August 2018

Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2018	Aug 2017	Aug 2018	Aug 2017	Aug 2018	Aug 2017	Aug 2018	Aug 2017
Halifax City	28	54	0	0	2	162	30	216
Dartmouth City	3	12	0	0	0	0	3	12
Bedford-Hammonds Plains	32	21	0	0	1	6	33	27
Sackville	2	2	0	0	0	65	2	67
Fall River - Beaverbank	10	4	0	0	0	3	10	7
Halifax County East	6	3	0	0	0	0	6	3
Halifax County Southwest	11	14	0	0	2	0	13	14
Halifax CMA	92	110	0	0	5	236	97	346

Table 3.5: Completions by Submarket and by Intended Market
January - August 2018

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Halifax City	149	143	0	0	805	687	954	830
Dartmouth City	36	50	0	87	7	5	43	142
Bedford-Hammonds Plains	153	139	0	0	84	108	237	247
Sackville	35	13	0	0	14	67	49	80
Fall River - Beaverbank	46	40	0	0	1	21	47	61
Halifax County East	82	48	0	0	9	6	91	54
Halifax County Southwest	77	72	0	1	6	4	83	77
Halifax CMA	578	505	0	88	926	898	1,504	1,491

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range**August 2018**

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$300,000		\$300,000 - \$399,999		\$400,000 - \$449,999		\$450,000 - \$549,999		\$550,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Halifax City													
August 2018	7	41.2	3	17.6	1	5.9	3	17.6	3	17.6	17	287,500	292,057
August 2017	0	0.0	0	0.0	3	30.0	2	20.0	5	50.0	10	-	-
Year-to-date 2018	26	25.0	28	26.9	16	15.4	18	17.3	16	15.4	104	287,500	371,516
Year-to-date 2017	4	6.6	8	13.1	13	21.3	12	19.7	24	39.3	61	-	511,983
Dartmouth City													
August 2018	0	0.0	2	50.0	0	0.0	2	50.0	0	0.0	4	-	-
August 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	5	20.0	9	36.0	1	4.0	7	28.0	3	12.0	25	-	-
Year-to-date 2017	5	21.7	6	26.1	5	21.7	5	21.7	2	8.7	23	-	-
Bedford-Hammonds Plains													
August 2018	1	3.7	5	18.5	3	11.1	6	22.2	12	44.4	27	-	597,078
August 2017	0	0.0	1	7.1	0	0.0	3	21.4	10	71.4	14	-	-
Year-to-date 2018	3	2.3	14	10.7	14	10.7	52	39.7	48	36.6	131	-	590,787
Year-to-date 2017	1	1.0	7	7.3	12	12.5	36	37.5	40	41.7	96	535,000	533,803
Sackville													
August 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
August 2017	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2018	1	7.7	12	92.3	0	0.0	0	0.0	0	0.0	13	-	331,211
Year-to-date 2017	1	14.3	1	14.3	0	0.0	2	28.6	3	42.9	7	-	-
Fall River - Beaverbank													
August 2018	1	20.0	1	20.0	1	20.0	1	20.0	1	20.0	5	-	-
August 2017	0	0.0	3	75.0	1	25.0	0	0.0	0	0.0	4	-	-
Year-to-date 2018	5	12.2	18	43.9	6	14.6	3	7.3	9	22.0	41	-	-
Year-to-date 2017	7	20.0	16	45.7	5	14.3	6	17.1	1	2.9	35	-	293,975
Halifax County East													
August 2018	3	75.0	1	25.0	0	0.0	0	0.0	0	0.0	4	-	-
August 2017	0	0.0	4	100.0	0	0.0	0	0.0	0	0.0	4	-	-
Year-to-date 2018	44	57.9	21	27.6	5	6.6	6	7.9	0	0.0	76	-	265,179
Year-to-date 2017	21	46.7	17	37.8	5	11.1	1	2.2	1	2.2	45	-	325,511
Halifax County Southwest													
August 2018	1	11.1	4	44.4	0	0.0	1	11.1	3	33.3	9	-	-
August 2017	2	20.0	0	0.0	1	10.0	2	20.0	5	50.0	10	-	776,975
Year-to-date 2018	12	16.4	28	38.4	5	6.8	14	19.2	14	19.2	73	-	528,131
Year-to-date 2017	6	9.0	20	29.9	12	17.9	15	22.4	14	20.9	67	-	628,985
Halifax CMA													
August 2018	13	19.7	16	24.2	5	7.6	13	19.7	19	28.8	66	450,000	503,659
August 2017	2	4.7	9	20.9	5	11.6	7	16.3	20	46.5	43	-	547,974
Year-to-date 2018	96	20.7	130	28.1	47	10.2	100	21.6	90	19.4	463	430,000	448,339
Year-to-date 2017	45	13.5	75	22.5	52	15.6	77	23.1	85	25.4	334	460,000	507,381

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price (\$) of Absorbed Single-detached Units**August 2018**

Submarket	Aug 2018	Aug 2017	% Change	YTD 2018	YTD 2017	% Change
Halifax City	292,057	-	n/a	371,516	511,983	-27.4
Dartmouth City	-	-	n/a	-	-	n/a
Bedford-Hammonds Plains	597,078	-	n/a	590,787	533,803	10.7
Sackville	-	-	n/a	331,211	-	n/a
Fall River - Beaverbank	-	-	n/a	-	293,975	n/a
Halifax County East	-	-	n/a	265,179	325,511	-18.5
Halifax County Southwest	-	776,975	n/a	528,131	628,985	-16.0
Halifax CMA	503,659	547,974	-8.1	448,339	507,381	-11.6

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Halifax - Dartmouth

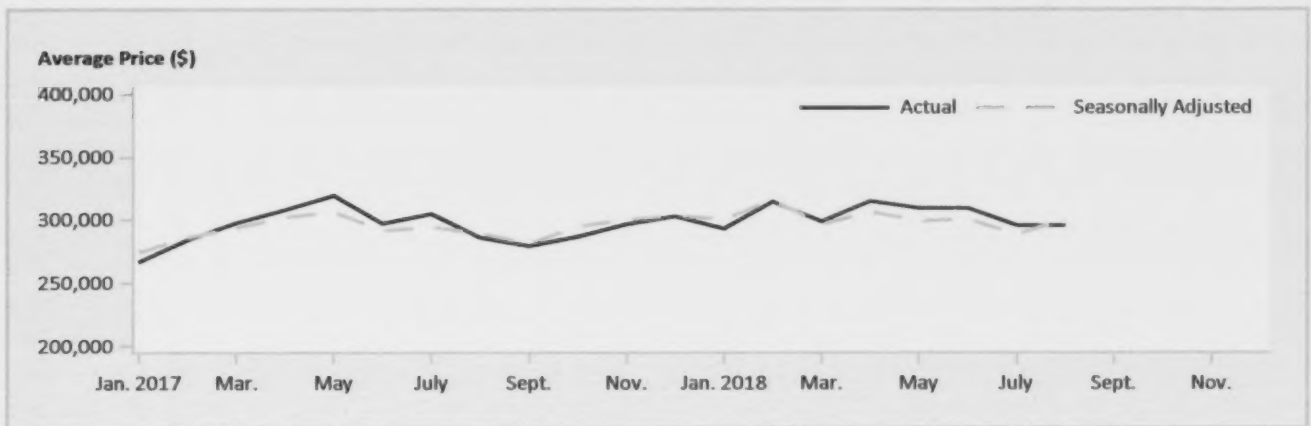


Figure 5.2: MLS® Residential Sales for Halifax - Dartmouth

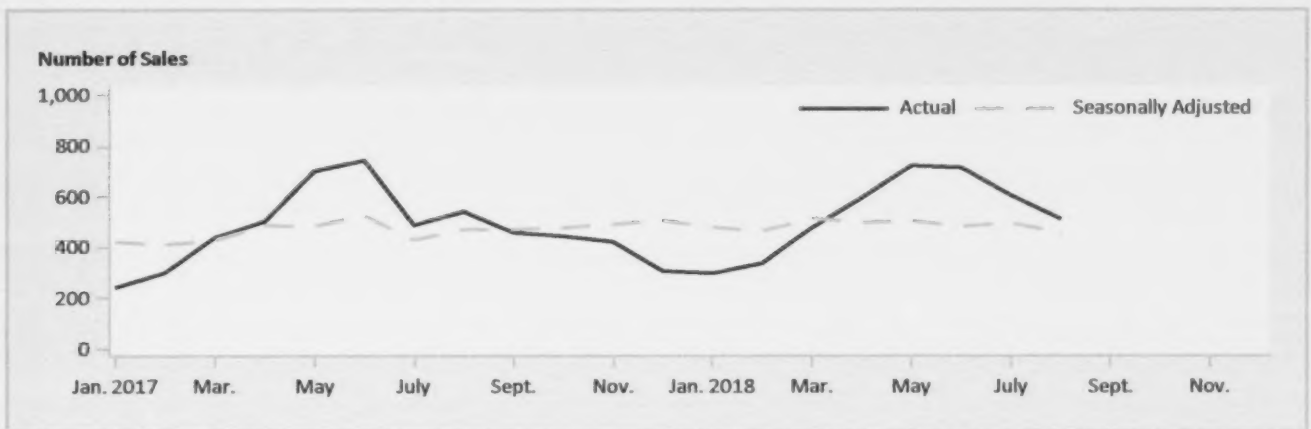
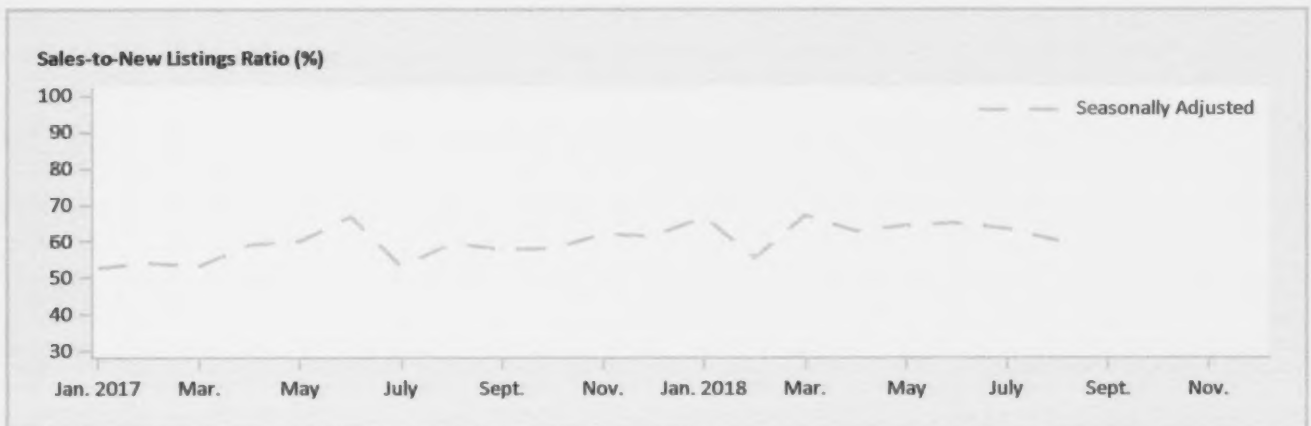


Figure 5.3: MLS® Residential Sales to New Listings Ratio for Halifax - Dartmouth



MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA / Haver Analytics

Table 6: Economic Indicators
August 2018

		Interest Rates			NHPI, Total, Halifax CMA 2016.12 =100	CPI, 2002 =100	Halifax Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2017	January	561	3.14	4.64	100.2	130.5	226	6.1	67.5	875
	February	561	3.14	4.64	100.2	130.3	225	6.3	67.2	871
	March	561	3.14	4.64	100.2	130.7	225	6.5	67.2	878
	April	561	3.14	4.64	100.0	130.9	224	6.7	67.3	880
	May	561	3.14	4.64	100.4	131.1	225	6.9	67.6	882
	June	561	3.14	4.64	100.4	131.2	225	7.0	67.5	880
	July	573	3.14	4.84	100.8	131.3	225	6.9	67.4	886
	August	573	3.14	4.84	100.7	131.4	224	7.3	67.1	891
	September	575	3.09	4.89	100.8	132.2	224	7.3	67.1	901
	October	581	3.24	4.99	101.1	131.6	223	7.4	66.8	906
	November	581	3.24	4.99	101.1	132.0	224	7.3	66.9	908
	December	581	3.24	4.99	101.0	131.5	225	7.0	66.8	906
2018	January	590	3.34	5.14	101.0	132.2	226	6.8	67.1	906
	February	590	3.34	5.14	101.0	133.1	230	6.4	67.7	910
	March	590	3.34	5.14	101.5	133.8	233	6.0	68.1	908
	April	590	3.34	5.14	101.9	134.4	235	5.6	68.5	901
	May	601	3.49	5.34	101.8	133.9	234	5.7	68.2	896
	June	601	3.49	5.34	101.8	133.9	234	6.0	68.2	898
	July	601	3.49	5.34	102.0	134.6	233	6.5	68.3	906
	August	601	3.49	5.34		134.9	234	6.8	68.5	912
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a population centre (known as the core). A CMA must have a total population of at least 100,000 of which 50,000 or more must live in the core based on adjusted data from the previous Census of Population Program. A CA must have a core population of at least 10,000 also based on data from the previous Census of Population Program. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the core, as measured by commuting flows derived from data on place of work from the previous Census Program.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

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